

Minneapolis City Planning Department Report

Vacation
1371

Date: June 3, 2002

Applicant: The Lander Group

Date Application Deemed Complete: Not Applicable

60-Day Review Decision Date: Not Applicable

Address of Property: That part of Dorman Avenue, as dedicated in the plat of Dorman's 3rd Addition, Hennepin Co., which lies south of a line 35 feet South of and parallel with the south line of Lot 14, and its easterly extension, said Dorman's 3rd Addition and which lies north of the east extension of the south line of Lot 15, Dorman's 3rd Addition.

Contact Person and Phone: Michael Lander phone: 612.825.4954

Planning Staff and Phone: Kimberly Tollefson phone: 612.673.2998
e-mail: kimberly.tollefson@ci.minneapolis.mn.us fax: 612.673.2526

Ward: 9 **Neighborhood Organization:** Longfellow Community Council

Existing Zoning: C1 and R5

Comprehensive Plan:

The proposed development is on a section of Lake Street which has been designated a community corridor in the Minneapolis Plan. Community Corridors support a mix of residential and commercial uses but typically are predominantly residential. The east end of Lake Street is also designated a housing opportunity area. This designation indicates an area where an increase in residential density is appropriate. The proposal is compatible with both of these designations.

Proposed Use: Mixed-use development including 53 rental dwelling units and 8900 square feet of ground floor commercial uses.

Background: In community meetings, the developer was encouraged to direct residential traffic out onto West River Parkway rather than Lake Street. There was concern that northbound motorists leaving the surface parking lot onto Lake Street and attempting to turn left would encounter difficulties. They might consequently turn right, utilizing 46th Avenue and 29th Street to short cut to northbound West River Parkway. The applicant's proposal addresses this community concern by locating access to the underground residential parking off Dorman Avenue, and directing tenants to utilize West River Parkway rather than 46th Avenue. While the applicant originally intended to vacate this eastern leg of Dorman Avenue so that the driveway to the development could directly connect to West River Parkway,

Minneapolis City Planning Department Report
Vacation 1361

this raised a number of concerns on the part of Public Works and Fire Department staff. Consequently, the applicant has modified the proposal with the driveway that connects to the existing Dorman Avenue.

There is however, a section of Dorman Avenue right-of-way, extending south from the east-west leg of Dorman Avenue to Lake Street, that the applicant wishes to vacate. (See dashed area on page 1 map.) This is a paper street, grassy and unpaved, immediately adjacent to the West River Parkway. Approval of the other development applications is not dependent on the approval of this street vacation.

Development Plan: Please see attached development plan.

Other Zoning Applications Required: Approvals for the development were granted in September of 2001 and included the following applications:

- Conditional use permit
- Site plan review
- Variances
- Preliminary Plat

Findings: The Public Works Department and City Planning Department find that the area proposed for vacation is not needed for any public purpose, and it is not part of a public transportation corridor, and that it can be vacated if the easements requested below are granted by the petitioner.

Responses from Utilities and Affected Property Owners: The following utility companies have required easements:

- Xcel Energy has requested an easement.
- Qwest has requested an easement.
- Minneapolis Public Works has requested a sewer easement.

Recommendation of the City Planning Department:

The City Planning Department recommends that the City Planning Commission and the City Council accept the above findings and **approve** the vacation of that part of Dorman Avenue, as dedicated in the plat of Dorman's 3rd Addition, Hennepin Co., which lies south of a line 35 feet South of and parallel with the south line of Lot 14, and its easterly extension, said Dorman's 3rd Addition and which lies north of the east extension of the south line of Lot 15, Dorman's 3rd Addition based on the following conditions:

1. Easements shall be provided to Xcel Energy, Owest and the City of Minneapolis.